

# City Centre Land Use Bylaw Updates Bylaw C-1162-21

## **PUBLIC PARTICIPATION SUMMARY REPORT**

Events:

- 1) Stakeholder Consultations – City Centre Business Association
- 2) Community Consultation – Open House

September 2022

# INTRODUCTION

The City of Spruce Grove is proposing through Bylaw C-1162-21 an amendment to the Land Use Bylaw to update regulations for implementing the direction provided by the City Centre Area Redevelopment Plan Bylaw C-1074-19.

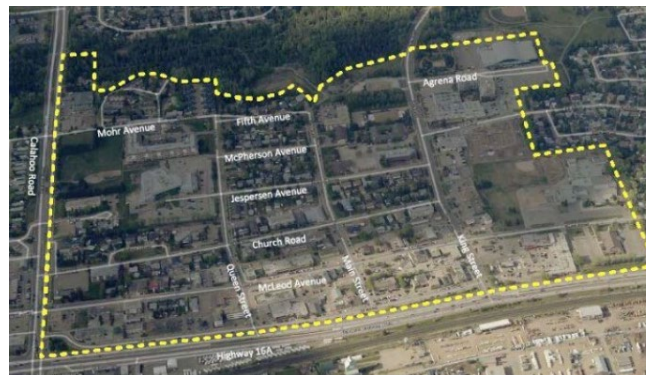


FIGURE: The City Centre Area Redevelopment Plan is bounded by Calahoo road on the west, King Street on the east, Highway 16A on the south, and Heritage Grove Park on the north.

## AMENDMENT OBJECTIVES

The objectives of this proposed Bylaw amendment are:

- to ensure that future development is consistent with the directions in the City Centre Area Redevelopment Plan.
- to update the land use regulations in the City Centre area by providing:
  - revised regulations for the C1 – City Centre Commercial District,
  - a new residential district for High Density residential uses, and,
  - defining development design guidelines for all City Centre areas.
- to revise the land use district map to reflect the proposed changes to area districting.

# ENGAGEMENT OVERVIEW

The amendments for the City Centre Land Use Bylaw update have been developed in a two phased process with public consultation opportunity being provided to share the results of the intended changes as developed by City Administration. Consultation #1 was with the City Centre business association, as the representatives for downtown business community, and Consultation #2 was an open event for sharing the proposal with all Spruce Grove residents.

The public participation program informs the community and stakeholder as to the intended changes required to implement the City Centre Area Redevelopment Plan. It allows for the ability to ask questions, provide input, and it also supports the public hearing for Bylaw C-1162-21 for City Council's consideration.

## WHO

## Who was engaged?

- General Public
- City Centre Business Association (CCBA)

## HOW

## How were people engaged?

- Stakeholder Group Meeting (CCBA)
- Open House Meeting for the General Public
- Public Drop-In

# PROJECT COMMUNICATIONS

The following communication methods were used to raise awareness about the project and to share information and receive input on this amendment:

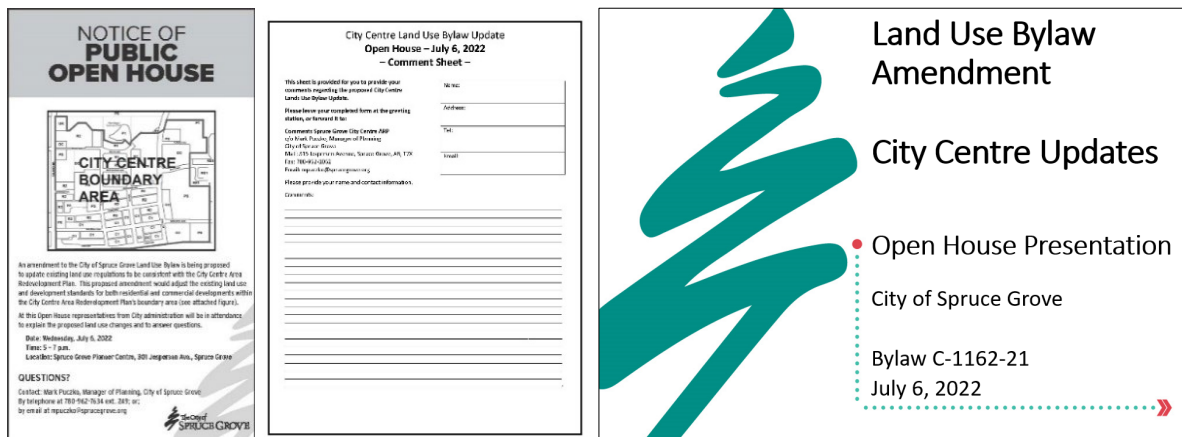
## STAKEHOLDER CONSULTATION

City administration reached out and met with the City Centre Business Association as the representatives of the city centre business community, and provided a copy of proposed Bylaw C-1162-21 was provided to the group. A presentation was made on the amendment at their June 29, 2022 Board meeting, and had a 'question & answer' session.



## PUBLIC OPEN HOUSE

The City notified all citizens of Spruce Grove of this event by advertisements published on June 24<sup>th</sup> and June 30<sup>th</sup>, 2022, in The Spruce Grove Examiner, and the notice was also placed on the City's Website.



# WHAT WE HEARD

The consultation for this Land Use Bylaw Amendment was undertaken through a meeting with local city centre business association, as the stakeholder's representative, and through a public open house to advise and provide information. The event was to provide information as to the proposed draft amendment and receive feedback. The Bylaw as developed by City administration based on interpretation of the policies of the City Centre Area Redevelopment Plan that were then translated into the Bylaw's proposed regulation changes

## Event #1 - Stakeholder Consultations

The following is a summary of the input received with the City Centre Business Association Board, on the proposed Bylaw on June 29, 2022. City Administration presented a high-level review of the City Centre ARP and the policies that had been approved. After the presentation City administration received and responded to questions from those at the meeting, with the understanding that the Boards would present their formal comments in a letter to the City.

### COMMENTS and QUESTIONS & ANSWERS

Formal CCBA comments were received by letter on July 13, 2022, and a summary of their questions from the City's August 18, 2022, response letter to them is provided below.

#### **Stakeholder Comment:** Current LUB Commercial Parking Standards are too stringent

**Response:** Planning has confirmed via a scan of local municipalities that our existing 'downtown' parking standards are consistent with those of smaller local municipalities (i.e. other than the City of Edmonton). This scan confirmed the review that was provided by Bunt Engineering in the City Centre Parking Management Plan.

Our proposed approach is to send a response letter to CCBA prior to Public Hearing outlining the above review and indicated that the Planning Department will commit to a undertaking a detailed internal review of the Commercial Parking Standard, and that the CCBA would be consulted as part of this review. We would suggest a timeline of 6-8 months to complete.

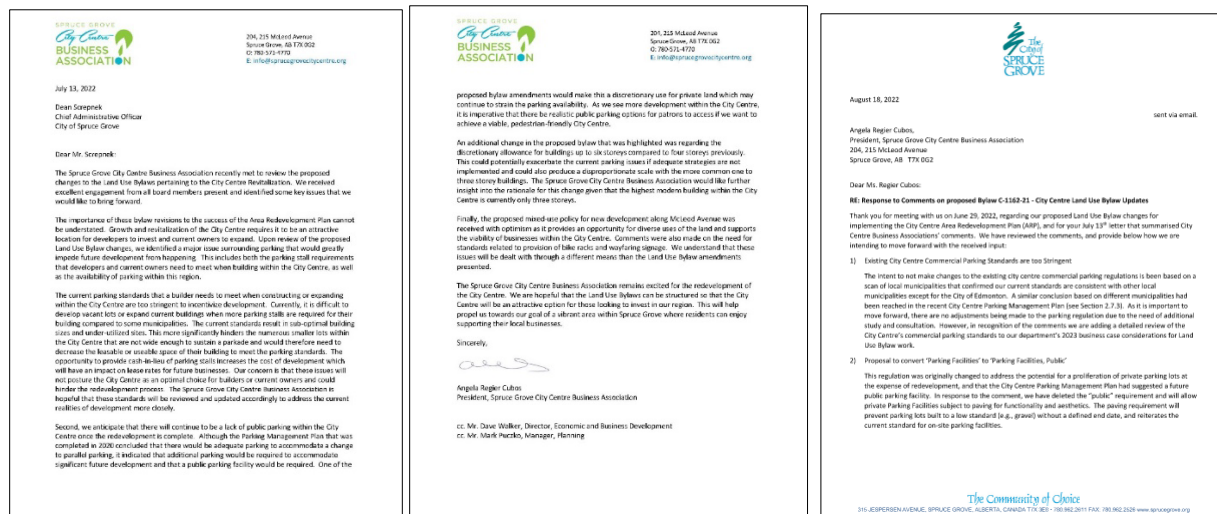
#### **Stakeholder Comment:** Proposed Regulation change converting stand-alone Parking Facilities to Parking Facilities, Public.

**Response:** Planning has reviewed this matter and can agree to keep the ability for private Parking Facilities in the City Centre. This regulation was originally changed to address the potential for a proliferation of private parking lots in lieu of new development, and that it was understood through the Parking Management Plan study that a public parking facility was a likely future possibility. It was discussed internally that this private parking facility option be provided subject to the inclusion of a development standard requiring parking lot paving as an aesthetic and functional requirement for this type of development. This agreement was confirmed in our response letter to the CCBA.

#### **Stakeholder Comment:** Scale and Parking for Buildings up to 6-storeys in height

**Response:** Planning included this discretionary possibility for 6-Storey buildings in the City Centre to allow some possibility for a potential satisfactory project that could merit approval based on its consideration of: transitions with adjacent buildings design and heights, adjacent uses, the streetscape, and the proposed building design.

Considering the strong parameters around the City's discretionary review, and the benefits that might be gained to the urban experience character and residential uplift in residential density, Planning prefers to keep this regulation. Planning supports this regulation as an additional measure in the spirit of the City Centre ARP, and this direction was confirmed in the City's response letter to the CCBA.



## Event #2 – Public Open House

Project Stakeholders	Confirmed Participants	Attendees
0	0	8

The following is a summary of the input received from the public Open House to inform on the proposed Bylaw held on July 6, 2022. City Administration presented a review of the City Centre ARP and the approved policies that required this Bylaw's proposed updates to the Land Use Bylaw. After the presentation City administration received and responded to questions from those at the meeting as summarized below:

## COMMENTS and QUESTIONS & ANSWERS

The following questions, answers, and comments from administration's notes from Event #2 – Public Open House, and no comments were received after the Open House.

**Q.** What are the changes to parking and access from First Avenue?

**A.** The street parking levels on First Avenue is not affected by this amendment. As to access, the City Centre ARP defined a future with no new vehicle accesses to be created from First Avenue, so as

redevelopment happens the City will not be approving front vehicle access to parking areas to preserve a pedestrian friendly environment.

**Q.** Existing Businesses on McLeod Buildings on Main Street includes a day care / accountant, and what happens if these move?

**A.** Existing uses may continue, and if new and different uses are proposed in the future these will have to confirm to the updated Bylaw.

**Q.** In Area 1 – Residential – can an existing house stay a Single Family Dwelling until is planned to be redeveloped?

**A.** The City Centre ARP defined Area 1 for medium to high density residential development, and it is expected that over time existing housing transition to a higher density. An existing house can stay as it is, but if redeveloped it will have to follow the requirements of the new City Centre High Density District.

**Q.** What happens if there is a fire to an existing Single Family Dwelling in Area 1 that is going to higher density residential?

**A.** If a house is 75% destroyed by fire it would be required to transition to the District's new regulations on use and development, but if it is less than 75% destroyed it may be rebuilt per the rules for non-conforming uses in the *Municipal Government Act*.

**Q.** Will the new zoning translate to higher property value?

**A.** The effect of the land use changes on land values is not known, but in general the residential uses are staying the same in Area 2, (low density) and allowing for an increase in density in Area 1. Anecdotally, an increase in land density can increase value, but it is not currently known what affect this amendment will have on land values.

**Q.** For infill in the existing R1 areas, what specific regulations need to be followed?

**A.** The regulations for the existing R1 District areas (i.e. ARP Area 2), have only changed to add design guidelines that established a minimum standard for new buildings.

**Q.** Can infill be done in the R1 District?

**A.** Yes. The R1 District has only changed to add some design guidelines, and therefore all previous opportunity for infill development may occur as was previously allowed.

**Q.** Who maintains the architectural regulations on architectural finishing?

**A.** The design guidelines being established in the City Centre area will be reviewed by the City's Development Officers in consideration of new development permits.

**Q.** Is the still angle parking on Main Street?

**A.** Angle parking on Main Street has been largely maintained, but there is a one block stretch on the east side of Main Street, north of McLeod Avenue, that will be parallel parking.

**Q.** Is there designate handicapped parking on the public roadway?

**A.** The designation of handicapped parking on public roadways is possible, but to date this determination has not been defined.

**Q.** Is there going to be more Public Parking for better walkability?

**A.** As the area redevelops and becomes used more there will be a necessity to manage the use and supply of city centre parking. The City studied downtown parking through a City Centre Parking Management Plan, and this study indicated that the City will have to manage parking to ensure its effectiveness, and this management includes in the long-term a need to identify and look to develop up to 150 additional stalls in the core area upon full redevelopment.

## Other Public input

The proposed amendment has been advertised open for questions or comments from the general public outside of our formal engagement opportunities. The City has received some additional comments from this process including:

**Q.** How do the design guidelines overlay areas being proposed affect existing properties? If we want to build a new garage do the new design guidelines have to be followed?

**A.** The overlays identify that the new design guidelines are applicable in the PS and R1 Districts. The design guidelines in these areas apply to new development (i.e. redevelopment), and not maintenance or alterations currently allowed for existing development. That is, they only affect all new structures. If a garage is a new and separate structure it would have to follow the design guidelines.

**Q.** Does all development have to use only brick, wood, or glass?

**A.** New development is required to follow the new design guidelines, and the primary cladding materials required are brick, wood, and glass. We do agree that this palette of material could be expanded, and we have adjusted the proposed Bylaw to expand this list.

# NEXT STEPS

## PUBLIC HEARING – Decision Making

After making the necessary minor edits and adjustments, the final proposed Bylaw C-1162-21 will be presented, and a Public Hearing will be held, prior to Council's decision on the matter.